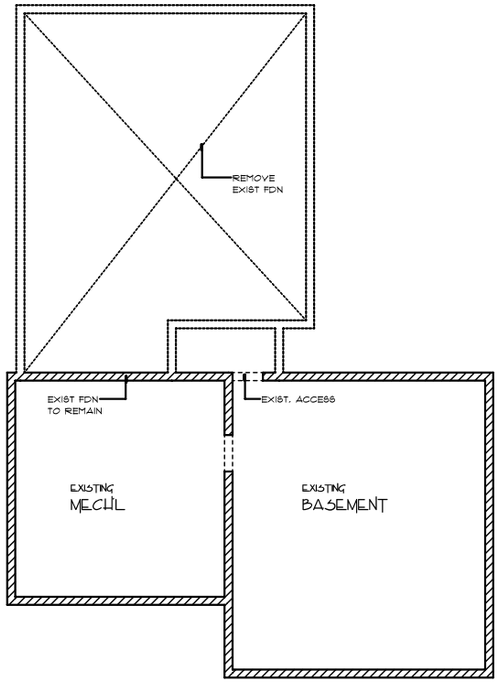
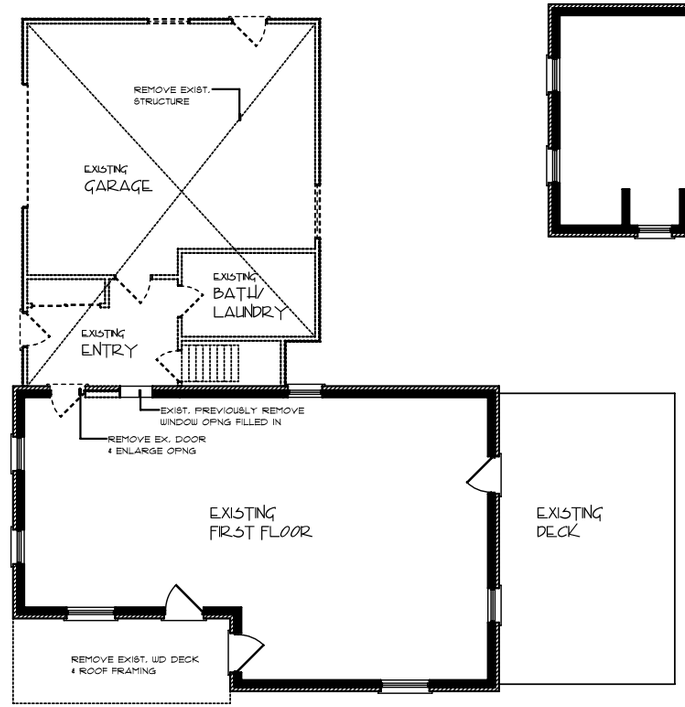


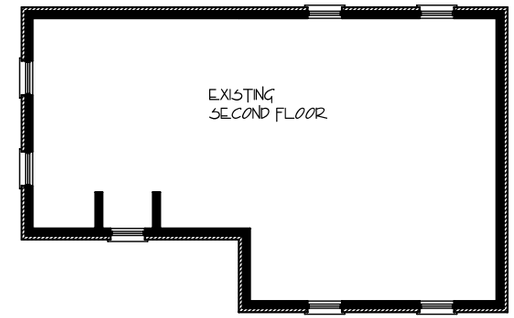
EXISTING BASEMENT PLAN

SCALE: 3/16" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXISTING SECOND FLOOR PLAN

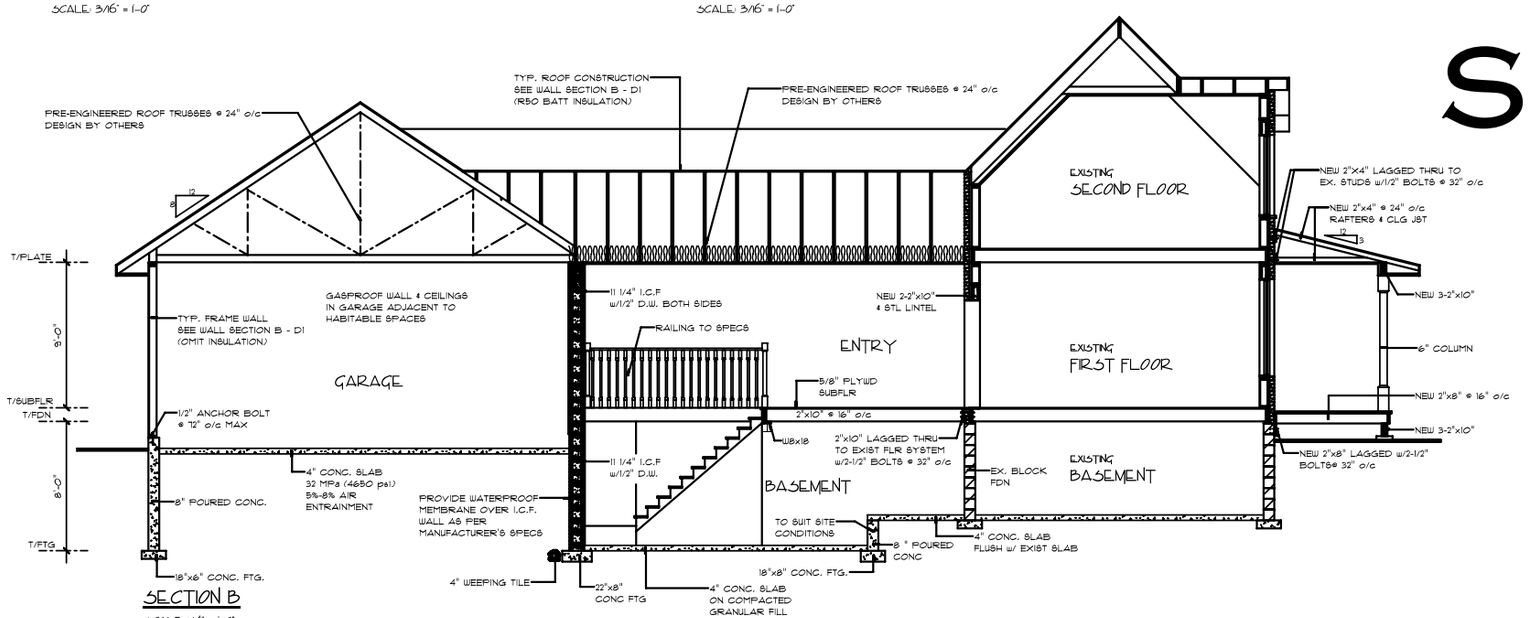
SCALE: 3/16" = 1'-0"

JOBSITE VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONFIRM ANY & ALL CHANGES W/RESIDENTIAL HOME DESIGNS IMMEDIATELY.

MAKE GOOD ALL TRADES @ REMOVAL.

GENERAL NOTES

1. This plan is the property of Residential Home Designs and shall not be reproduced by anyone by any method in whole or in part without written permission.
2. The owner/contractor shall be responsible for getting all required approval and permits prior to construction.
3. All materials, methods of constructions and workmanship shall be in compliance with CMHC requirements, the Ontario Building Code (latest edition - O.Reg. 332/12 & all subsequent amendments), the National Building Code and all local by-laws.
4. Prior to proceeding with construction, the owner/contractor shall check and verify all information, dimensions, and specifications of this plan. Any discrepancies shall be reported to Residential Home Designs at once.
5. Written dimensions always take precedence over scaled measurements. DO NOT SCALE DRAWING.
6. The owner/contractor shall be responsible for the correct siting of the house on the property. The owner/contractor shall confirm all required setbacks prior to construction. Any conflicts shall be reported to Residential Home Designs at once. Provide locate survey plan to building official upon their request.
7. Well systems shall be located and constructed in accordance with health authorities having jurisdiction. Sewage Systems shall be located and constructed in accordance with Part 8 - Ontario Building Code.
8. Any structural noted "Design by others" is the responsibility of the owner/contractor and shall supply the information while submitting the plans for permit. The structural information shall be designed by a structural engineer or a person deemed qualified by the local building official.
9. All truss shop drawings shall be submitted to the local building official upon his/her request.
10. Ground snow load: 2.3 kPa; Ground rain load: 0.4 kPa
11. All framing lumber shall be #2 grade spruce or better, unless otherwise specified, except for stud walls - use stud grade.
12. Wood framing spans are taken from the span tables provided by the Canadian Wood Council (2004 Edition - The Span Book) & are in accordance with CSA 086.1 "Engineering Design in Wood" (Limit States Design)", the Part 9 NBCC criteria, and the OBC 2012 Appendix.
13. All interior and exterior finishes to owner/contractor's specs.
14. For additional notes and details, see sheet D1 - D3.



SECTION B

SCALE: 1/4" = 1'-0"

SAMPLE

RESIDENTIAL HOME DESIGNS
NEW CONSTRUCTION
ADDITIONS & RENOVATIONS
CUSTOM & STOCK HOUSE PLANS

Mark Barnetson
Residential Design Consultant
705-328-1838

ONTARIO REGISTERED DESIGNER

MARK BARNETSON
BCI 21887

GARLAND

253 THUNDERBRIDGE RD., LINDSAY

SCALE: AS NOTED	DRAWN BY: MB
DATE ISSUED: DEC 2013 - FOR CONSTRUCTION	

ADDITION & RENOVATION

JOB #: 13-D-182	DWG #: A1